



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Wednesday, November 6, 2013
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM - 5TH FLOOR

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

DESIGN REVIEW APPLICATIONS

5:30
Application: 14.210 SE
Applicant: 75 East Dedham Street (continued)
Will Avanesian, Owner; Jeff Schranghammer, Architect: Proposed demolition of 3 story existing structure and construction of a new 5 ½ story residential building.

6:00
Application: 14.459 SE
Applicant: 1511 Washington Street
Christian Rivera, Owner's Attorney: Installation of 12 new antennas on roof; installation of a cable tray down the east elevation.

6:15
Application: 14.454 SE
Applicant: 1762-1786 Washington Street
Christian Rivera, Owner's Attorney: Replace existing slate cupola roof with fiberglass to allow for the installation of 12 new antennas.

6:30
Application: 14.440 SE
Applicant: 26 Chandler Street
Clifford Long, Owner: Redesign storefront façade.

6:45
Application: 14.478 SE
Applicant: 254 Shawmut Avenue
Steve Swartz, Owner: Re-open existing window wells (construct deeper window wells); addition to existing front dormer; replace all windows replicating atypical 1/1 configuration; construct a 2 story oriel on Bradford Street elevation; construct a new 4 story addition on rear.

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

Over

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid confusion, the text of your building-permit application should be consistent with the project description given below.) Upon its receipt, Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult staff at the telephone number above, or at meghan.hanrahan@cityofboston.gov. Thank you.

14.422 SE: 58 Berkeley Street: Repoint and repair masonry.

14.420 SE: 41 Braddock Park: Replace existing roof deck (**visibility must be reviewed by staff**).

14.457 SE: 65 Chandler Street: In-kind replacement of deteriorated wood fascia boards; install/replace copper gutters and downspouts; install copper flashing and repair slate mansard roof.

14.416 SE: 70 Chandler Street: Repair rotted trim around windows on mansard; install flashing; replace 4 windows on rear (exempt).

14.448 SE: 74 Chandler Street: Patch and repair mansard roof and dormer; repair and restore cornice; repair and repaint existing fire balconies; repair and restore brownstone ornament; replace 22 windows; repoint masonry; replace non-historic entry door with replicated historically accurate wood double doors; re-open existing window well, construct a roof deck (**visibility must be reviewed by staff**).

14.435 SE: 565 Columbus Avenue: Install 3 awnings; installation of a blade sign.

14.476 SE: 566 Columbus Avenue: Replace atm signage.

14.445 SE: 621 Columbus Avenue: Masonry repointing/repairs.

14.434 SE: 1 Concord Square: Repoint masonry; painting of stairs, trim, sills & lintels with HC-69.

14.452 SE: 11 Dartmouth Street: Replace 3 windows.

14.462 SE: 19 Dartmouth Street: In-kind replacement of all deteriorated woodwork at dormer and cornice (must remain wood); repair masonry; in-kind replacement of slate roof at mansard; in-kind replacement of copper gutters and downspouts; repair entry door; repair iron fence/railings.

14.477 SE: 46 Dartmouth Street: Replace flat roof of bay and install new copper flashing; clean and repair existing gutters; repair and repaint all iron railings; repaint all trim.

14.436 SE: 80 Dartmouth Street: Replace storefront entry door.

14.463 SE: 24 Greenwich Park: Repoint masonry; repair/repaint front stoop; repaint fence and handrails.

14.449 SE: 35 Hanson Street: Restore cornice; repoint masonry; replace 10 windows; repair and restore brownstone ornament; repair and restore wood entry doors; repair and restore masonry stoop; construct a roof deck (**visibility must be reviewed by staff**).

14.437 SE: 17 Holyoke Street: Replace 4 windows.

14.468 SE: 35-39 Lawrence Street: Restoration of dormers (in-kind replacement of deteriorated wood elements); replace 10 windows.

14.439 SE: 656 Massachusetts Avenue: Replace 29 windows.

14.421 SE: 93 Pembroke Street: Replace 3 windows.

14.480 SE: 58 Rutland Street: Install new wrought iron fence; new front entry door; replace slate roof; replace windows; restore/replace deteriorated wood elements in-kind (no composite materials).

14.458 SE: 292 Shawmut Avenue: Replace 6 windows.

14.479 SE: 294 Shawmut Avenue: Repair/repoint masonry; repair/repaint existing fence; repair/repaint skylight framing (dark gray or black); installation of new fire department connections.

14.419 SE: 324 Shawmut Avenue: Replace flat roof; replace existing roof deck (**visibility has been reviewed by staff**).

14.444 SE: 592 Tremont Street: Replace 5 lintels (Upton Street elevation); spot repointing; remove existing storm windows; caulk around windows and/or replace deteriorated wood brick mold in-kind; repaint oriel.

14.453 SE: 594 Tremont Street: Repaint all brownstone elements with HC-69.

14.396 SE: 596 Tremont Street: Restore and repaint deteriorated brownstone.

14.466 SE: 640 Tremont Street: Brick façade restoration (repoint and repair tower).

14.475 SE: 3 Union Park: Repair cracked masonry.

14.460 SE: 9 Union Park: Replace 3 windows.

14.365 SE: 20 Union Park: Repoint masonry; repair/repaint sills and lintels; caulk around windows.

14.397 SE: 23 Union Park: Replace 16 windows.

14.469 SE: 35 Union Park: Replace existing concrete walkway in-kind with pigmented concrete; install a drain outside of stoop door.

14.398 SE: 81 Waltham Street: Repair bulging masonry; install new slate composite roof on rear facade.

14.404 SE: 119 Warren Avenue: In-kind replacement of rotted wood on front windows and eaves; paint new materials.

14.465 SE: 137 Warren Avenue: Replace 10 windows; (replacement windows on rear and rear deck are exempt).

14.451 SE: 181 Warren Avenue: Repair brownstone entry stoop.

14.438 SE: 1511-1525 Washington Street: Replace 3 sectors of antenna.

14.474 SE: 196 West Brookline Street: Replace 13 windows; masonry repointing; repair decorative parlor and street level sills and lintels; replace all other sills and lintels; in-kind replacement of copper gutters; restore and repaint cornice; restore and repaint front stoop; construct a roof deck (**visibility must be reviewed by staff**).

14.447 SE: 211 West Canton Street: Patch and repair mansard roof and dormer; restore cornice; replace 15 windows; repair and restore existing wood doors; repair and restore masonry stoop; re-open existing window well; construct a roof deck (**visibility must be reviewed by staff**).

14.403 SE: 121 West Newton Street: Repoint masonry.

14.450 SE: 72 West Rutland Square: Replace 14 windows; remove existing (non-original) door in 1st floor bay and replace with window.

14.446 SE: 103 West Springfield Street: Roof and shingle repair; in-kind replacement of rotted wood trim at dormer

PROJECTED ADJOURNMENT: 7:15 P.M.

Date posted: October 25, 2013

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850